HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Prairie Region

Date Released: First Quarter 2017

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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HOUSING NOW REPORT TABLES

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) December 2016		
Manitoba	November 2016	December 2016
Trend[1], urban centres[2]	5,082	4,919
SAAR, urban centres[2]	5,789	3,373
	December 2015	December 2016
Actual, urban centres[2]		
December - Single-Detached	142	143
December - Multiples	205	110
December - Total	347	253
January to December - Single-Detached	1,870	2,068
January to December - Multiples	3,041	2,365
January to December - Total	4,911	4,433

Table 1b: Housing Starts (SAAR and Trend) December 2016		
Saskatchewan	November 2016	December 2016
Trend[1], urban centres[2]	4,226	4,296
SAAR, urban centres[2]	3,084	4,365
	December 2015	December 2016
Actual, urban centres[2]		
December - Single-Detached	140	154
December - Multiples	160	174
December - Total	300	328
January to December - Single-Detached	1,726	1,953
January to December - Multiples	2,606	1,925
January to December - Total	4,332	3,878

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1c: Housing Starts (SAAR and Trend) December 2016		
Alberta	November 2016	December 2016
Trend[1], urban centres[2]	23,127	23,618
SAAR, urban centres[2]	23,389	25,004
	December 2015	December 2016
Actual, urban centres[2]		
December - Single-Detached	769	909
December - Multiples	1,051	1,054
December - Total	1,820	1,963
January to December - Single-Detached	12,704	10,010
January to December - Multiples	21,992	12,622
January to December - Total	34,696	22,632

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Prairie Region
Fourth Quarter 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2016	3,922	1,032	300	5	527	1,551	22	779	987	9,125
Q4 2015	3,765	976	284	1	861	2,088	121	1,832	1,034	10,962
% Change	4.2	5.7	5.6	**	-38.8	-25.7	-81.8	-57.5	-4.5	-16.8
Year-to-date 2016	14,015	3,546	1,164	15	2,367	6,054	390	3,392	3,683	34,626
Year-to-date 2015	16,262	4,139	1,619	31	3,922	10,452	498	7,016	3,993	47,932
% Change	-13.8	-14.3	-28.1	-51.6	-39.6	-42.1	-21.7	-51.7	-7.8	-27.8
UNDER CONSTRUCTION										
Q4 2016	8,319	2,210	905	13	1,988	8,886	392	6,233	2,405	31,351
Q4 2015	9,180	2,584	965	9	3,210	15,792	541	9,232	2,692	44,205
% Change	-9.4	-14.5	-6.2	44.4	-38.1	-43.7	-27.5	-32.5	-10.7	-29.1
COMPLETIONS										
Q4 2016	3,629	948	229	8	816	2,907	204	2,305	1,015	12,061
Q4 2015	5,025	1,426	419	3	1,383	2,511	140	1,403	1,079	13,389
% Change	-27.8	-33.5	-45.3	166.7	-41.0	15.8	45.7	64.3	-5.9	-9.9
Year-to-date 2016	14,785	3,888	1,073	16	3,309	9,505	885	9,320	3,734	46,515
Year-to-date 2015	20,409	4,737	1,211	30	4,976	9,223	546	6,334	5,291	52,757
% Change	-27.6	-17.9	-11.4	-46.7	-33.5	3.1	62.1	47.1	-29.4	-11.8
COMPLETED & NOT ABSORBED										
Q4 2016	1,798	602	157	5	674	2,406	n/a	n/a	n/a	5,642
Q4 2015	2,155	663	123	4	567	1,412	n/a	n/a	n/a	4,924
% Change	-16.6	-9.2	27.6	25.0	18.9	70.4	n/a	n/a	n/a	14.6
ABSORBED										
Q4 2016	3,172	874	191	8	743	2,208	n/a	n/a	n/a	7,196
Q4 2015	4,206	1,200	379	3	1,184	1,772	n/a	n/a	n/a	8,744
% Change	-24.6	-27.2	-49.6	166.7	-37.2	24.6	n/a	n/a	n/a	-17.7
Year-to-date 2016	13,448	3,763	864	15	2,880	7,787	n/a	n/a	n/a	28,757
Year-to-date 2015	17,671	4,219	944	27	4,448	7,647	n/a	n/a	n/a	34,956
% Change	-23.9	-10.8	-8.5	-44.4	-35.3	1.8	n/a	n/a	n/a	-17.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary of Manitoba
Fourth Quarter 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2016	551	52	0	0	53	194	6	273	250	1,379
Q4 2015	485	120	0	1	96	104	20	268	111	1,205
% Change	13.6	-56.7	n/a	-100.0	-44.8	86.5	-70.0	1.9	125.2	14.4
Year-to-date 2016	2,065	218	7	3	375	539	105	1,121	885	5,318
Year-to-date 2015	1,869	299	4	1	374	602	154	1,608	590	5,501
% Change	10.5	-27.1	75.0	200.0	0.3	-10.5	-31.8	-30.3	50.0	-3.3
UNDER CONSTRUCTION										
Q4 2016	1,155	120	4	3	267	687	102	1,860	539	4,737
Q4 2015	1,080	192	6	1	353	1,417	87	1,934	417	5,487
% Change	6.9	-37.5	-33.3	200.0	-24.4	-51.5	17.2	-3.8	29.3	-13.7
COMPLETIONS										
Q4 2016	579	56	0	5	115	483	59	948	260	2,505
Q4 2015	561	78	2	0	153	346	42	235	151	1,568
% Change	3.2	-28.2	-100.0	n/a	-24.8	39.6	40.5	**	72.2	59.8
Year-to-date 2016	1,976	278	4	6	340	900	176	1,538	809	6,027
Year-to-date 2015	2,204	215	9	6	365	1,001	139	912	888	5,739
% Change	-10.3	29.3	-55.6	0.0	-6.8	-10.1	26.6	68.6	-8.9	5.0
COMPLETED & NOT ABSORBED										
Q4 2016	232	22	0	0	57	346	n/a	n/a	n/a	657
Q4 2015	276	37	4	2	99	426	n/a	n/a	n/a	844
% Change	-15.9	-40.5	-100.0	-100.0	-42.4	-18.8	n/a	n/a	n/a	-22.2
ABSORBED										
Q4 2016	487	51	0	5	98	387	n/a	n/a	n/a	1,028
Q4 2015	465	62	4	0	120	160	n/a	n/a	n/a	811
% Change	4.7	-17.7	-100.0	n/a	-18.3	141.9	n/a	n/a	n/a	26.8
Year-to-date 2016	1,866	247	7	8	350	829	n/a	n/a	n/a	3,307
Year-to-date 2015	1,991	144	5	6	342	680	n/a	n/a	n/a	3,168
% Change	-6.3	71.5	40.0	33.3	2.3	21.9	n/a	n/a	n/a	4.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Saskatchewan Fourth Quarter 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2016	523	80	40	0	105	12	4	174	221	1,159
Q4 2015	438	60	36	0	119	156	8	326	220	1,363
% Change	19.4	33.3	11.1	n/a	-11.8	-92.3	-50.0	-46.6	0.5	-15.0
Year-to-date 2016	1,951	238	123	1	331	291	111	832	897	4,775
Year-to-date 2015	1,721	200	181	1	388	782	25	1,034	817	5,149
% Change	13.4	19.0	-32.0	0.0	-14.7	-62.8	**	-19.5	9.8	-7.3
UNDER CONSTRUCTION										
Q4 2016	1,222	134	153	0	276	610	103	881	609	3,988
Q4 2015	1,192	106	187	1	464	1,772	9	1,385	611	5,727
% Change	2.5	26.4	-18.2	-100.0	-40.5	-65.6	**	-36.4	-0.3	-30.4
COMPLETIONS										
Q4 2016	581	80	21	1	143	363	19	320	208	1,736
Q4 2015	612	94	60	0	162	408	33	276	264	1,909
% Change	-5.1	-14.9	-65.0	n/a	-11.7	-11.0	-42.4	15.9	-21.2	-9.1
Year-to-date 2016	1,887	208	151	2	480	1,157	58	1,363	783	6,089
Year-to-date 2015	2,351	300	158	3	614	1,085	114	1,226	1,102	6,953
% Change	-19.7	-30.7	-4.4	-33.3	-21.8	6.6	-49.1	11.2	-28.9	-12.4
COMPLETED & NOT ABSORBED										
Q4 2016	332	64	61	2	237	488	n/a	n/a	n/a	1,184
Q4 2015	439	68	57	2	261	418	n/a	n/a	n/a	1,245
% Change	-24.4	-5.9	7.0	0.0	-9.2	16.7	n/a	n/a	n/a	-4.9
ABSORBED										
Q4 2016	479	57	24	1	131	156	n/a	n/a	n/a	848
Q4 2015	556	80	40	1	99	126	n/a	n/a	n/a	902
% Change	-13.8	-28.8	-40.0	0.0	32.3	23.8	n/a	n/a	n/a	-6.0
Year-to-date 2016	1,802	178	131	2	393	616	n/a	n/a	n/a	3,122
Year-to-date 2015	2,060	269	104	3	485	633	n/a	n/a	n/a	3,554
% Change	-12.5	-33.8	26.0	-33.3	-19.0	-2.7	n/a	n/a	n/a	-12.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Alberta Fourth Quarter 2016										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2016	2,848	900	260	5	369	1,345	12	332	516	6,587
Q4 2015	2,842	796	248	0	646	1,828	93	1,238	703	8,394
% Change	0.2	13.1	4.8	n/a	-42.9	-26.4	-87.1	-73.2	-26.6	-21.5
Year-to-date 2016	9,999	3,090	1,034	11	1,661	5,224	174	1,439	1,901	24,533
Year-to-date 2015	12,672	3,640	1,434	29	3,160	9,068	319	4,374	2,586	37,282
% Change	-21.1	-15.1	-27.9	-62.1	-47.4	-42.4	-45.5	-67.1	-26.5	-34.2
UNDER CONSTRUCTION										
Q4 2016	5,942	1,956	748	10	1,445	7,589	187	3,492	1,257	22,626
Q4 2015	6,908	2,286	772	7	2,393	12,603	445	5,913	1,664	32,991
% Change	-14.0	-14.4	-3.1	42.9	-39.6	-39.8	-58.0	-40.9	-24.5	-31.4
COMPLETIONS										
Q4 2016	2,469	812	208	2	558	2,061	126	1,037	547	7,820
Q4 2015	3,852	1,254	357	3	1,068	1,757	65	892	664	9,912
% Change	-35.9	-35.2	-41.7	-33.3	-47.8	17.3	93.8	16.3	-17.6	-21.1
Year-to-date 2016	10,922	3,402	918	8	2,489	7,448	651	6,419	2,142	34,399
Year-to-date 2015	15,854	4,222	1,044	21	3,997	7,137	293	4,196	3,301	40,065
% Change	-31.1	-19.4	-12.1	-61.9	-37.7	4.4	122.2	53.0	-35.1	-14.1
COMPLETED & NOT ABSORBED										
Q4 2016	1,234	516	96	3	380	1,572	n/a	n/a	n/a	3,801
Q4 2015	1,440	558	62	0	207	568	n/a	n/a	n/a	2,835
% Change	-14.3	-7.5	54.8	n/a	83.6	176.8	n/a	n/a	n/a	34.1
ABSORBED										
Q4 2016	2 206	766	167	2	514	1 665	n/a	n/a	n/a	5,320
Q4 2015	3 185	1 058	335	2	965	1 486	n/a	n/a	n/a	7,031
% Change	-30.7	-27.6	-50.1	0.0	-46.7	12.0	n/a	n/a	n/a	-24.3
Year-to-date 2016	9,780	3,338	726	5	2,137	6,342	n/a	n/a	n/a	22,328
Year-to-date 2015	13,620	3,806	835	18	3,621	6,334	n/a	n/a	n/a	28,234
% Change	-28.2	-12.3	-13.1	-72.2	-41.0	0.1	n/a	n/a	n/a	-20.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Prairie Region 2007 - 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2016	14,015	3,546	1,164	15	2,367	6,054	390	3,392	3,684	34,627
% Change	-13.8	-14.3	-28.1	-51.6	-39.6	-42.1	-21.7	-51.7	-7.7	-27.8
2015	16,262	4,139	1,619	31	3,922	10,452	498	7,016	3,993	47,932
% Change	-26.9	-15.3	75.2	3.3	-18.6	-4.7	30.4	34.3	-28.3	-13.0
2014	22,253	4,886	924	30	4,818	10,973	382	5,225	5,569	55,067
% Change	-0.8	14.7	52.5	-9.1	0.6	23.8	25.7	7.4	-0.9	6.4
2013	22,429	4,258	606	33	4,787	8,862	304	4,866	5,621	51,766
% Change	4.7	4.5	27.0	-62.5	21.8	3.9	-13.4	7.2	-21.4	2.3
2012	21,429	4,074	477	88	3,931	8,530	351	4,541	7,151	50,606
% Change	12.7	45.7	49.5	27.5	25.3	70.9	-11.8	66.9	33.0	30.4
2011	19,010	2,796	319	69	3,138	4,991	398	2,720	5,377	38,818
% Change	-8.4	10.5	20.8	53.3	11.2	32.2	130.1	18.9	-13.7	-0.2
2010	20,754	2,530	264	45	2,822	3,775	173	2,288	6,232	38,883
% Change	28.7	21.3	-23.0	2.3	67.0	116.1	-13.1	85.7	28.0	37.2
2009	16,128	2,086	343	44	1,690	1,747	199	1,232	4,869	28,338
% Change	-3.7	11.1	49.8	29.4	-34.2	-83.5	-13.5	-20.5	-36.7	-31.8
2008	16,749	1,878	229	34	2,567	10,582	230	1,550	7,686	41,529
% Change	-35.1	-35.8	16.2	-75.2	-44.9	-5.3	6.0	-22.0	-40.8	-30.9
2007	25,793	2,924	197	137	4,658	11,175	217	1,987	12,988	60,081

Source: CMHC (Starts and Completions Survey)

Table 1.3a: History of Housing Starts of Manitoba 2007 - 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2016	2,065	218	7	3	375	539	105	1,121	886	5,319
% Change	10.5	-27.1	75.0	200.0	0.3	-10.5	-31.8	-30.3	50.2	-3.3
2015	1,869	299	4	1	374	602	154	1,608	590	5,501
% Change	-17.5	55.7	-76.5	-83.3	-7.9	-56.0	102.6	115.5	-48.4	-11.6
2014	2,265	192	17	6	406	1,369	76	746	1,143	6,220
% Change	-17.0	-24.4	n/a	-57.1	-31.9	-0.1	117.1	-16.7	-27.2	-16.7
2013	2,729	254	0	14	596	1,370	35	896	1,571	7,465
% Change	10.0	86.8	-100.0	-30.0	70.3	55.0	**	-9.1	-32.7	3.1
2012	2,482	136	12	20	350	884	4	986	2,334	7,242
% Change	4.9	30.8	50.0	-41.2	22.4	151.9	-98.1	22.8	21.4	19.1
2011	2,367	104	8	34	286	351	207	803	1,923	6,083
% Change	3.6	33.3	166.7	6.3	37.5	-1.7	**	-17.6	0.1	3.3
2010	2,284	78	3	32	208	357	29	975	1,922	5,888
% Change	24.4	18.2	n/a	28.0	10.6	**	-53.2	73.8	38.8	41.1
2009	1,836	66	0	25	188	51	62	561	1,385	4,174
% Change	-21.8	3.1	-100.0	66.7	-12.6	-92.2	129.6	27.8	-20.5	-24.6
2008	2,349	64	8	15	215	654	27	439	1,742	5,537
% Change	7.6	128.6	166.7	-59.5	39.6	7.6	17.4	-44.8	-8.6	-3.5
2007	2,183	28	3	37	154	608	23	796	1,906	5,738

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Saskatchewan 2007 - 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2016	1,951	238	123	1	331	291	111	832	897	4,775
% Change	13.4	19.0	-32.0	0.0	-14.7	-62.8	**	-19.5	9.8	-7.3
2015	1,721	200	181	1	388	782	25	1,034	817	5,149
% Change	-37.7	-40.1	-6.7	-75.0	-48.0	-47.4	-62.7	-33.7	-26.0	-37.6
2014	2,763	334	194	4	746	1,486	67	1,559	1,104	8,257
% Change	-19.0	-3.5	**	**	-21.6	20.1	-2.9	29.1	7.0	-0.4
2013	3,410	346	35	1	952	1,237	69	1,208	1,032	8,290
% Change	-9.5	-18.0	-67.3	-98.2	78.3	-37.7	-76.1	54.3	-49.1	-16.8
2012	3,767	422	107	55	534	1,984	289	783	2,027	9,968
% Change	25.6	134.4	-14.4	**	-8.2	108.0	73.1	19.4	49.7	41.8
2011	2,999	180	125	14	582	954	167	656	1,354	7,031
% Change	7.5	73.1	150.0	180.0	37.3	43.9	103.7	48.1	0.7	19.0
2010	2,791	104	50	5	424	663	82	443	1,345	5,907
% Change	36.1	13.0	72.4	0.0	58.8	86.8	**	**	44.6	52.8
2009	2,050	92	29	5	267	355	22	116	930	3,866
% Change	-26.9	-32.4	141.7	-70.6	-45.7	-65.5	175.0	-25.2	-57.2	-43.4
2008	2,803	136	12	17	492	1,030	8	155	2,175	6,828
% Change	-3.9	0.0	n/a	-74.2	-41.6	83.3	-70.4	-34.0	77.8	13.7
2007	2,916	136	0	66	842	562	27	235	1,223	6,007

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Alberta 2007 - 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2016	9,999	3,090	1,034	11	1,661	5,224	174	1,439	1,901	24,533
% Change	-21.1	-15.1	-27.9	-62.1	-47.4	-42.4	-45.5	-67.1	-26.5	-34.2
2015	12,672	3,640	1,434	29	3,160	9,068	319	4,374	2,586	37,282
% Change	-26.4	-16.5	101.1	45.0	-13.8	11.7	33.5	49.8	-22.2	-8.1
2014	17,225	4,360	713	20	3,666	8,118	239	2,920	3,322	40,590
% Change	5.7	19.2	24.9	11.1	13.2	29.8	19.5	5.7	10.1	12.7
2013	16,290	3,658	571	18	3,239	6,255	200	2,762	3,018	36,011
% Change	7.3	4.0	59.5	38.5	6.3	10.5	**	-0.4	8.2	7.8
2012	15,180	3,516	358	13	3,047	5,662	58	2,772	2,790	33,396
% Change	11.3	40.0	92.5	-38.1	34.2	53.6	141.7	119.8	32.9	29.9
2011	13,644	2,512	186	21	2,270	3,686	24	1,261	2,100	25,704
% Change	-13.0	7.0	-11.8	162.5	3.7	33.8	-61.3	44.9	-29.2	-5.1
2010	15,679	2,348	211	8	2,190	2,755	62	870	2,965	27,088
% Change	28.1	21.8	-32.8	-42.9	77.3	105.4	-46.1	56.8	16.1	33.5
2009	12,242	1,928	314	14	1,235	1,341	115	555	2,554	20,298
% Change	5.6	14.9	50.2	**	-33.6	-84.9	-41.0	-41.9	-32.2	-30.4
2008	11,597	1,678	209	2	1,860	8,898	195	956	3,769	29,164
% Change	-44.0	-39.2	7.7	-94.1	-49.2	-11.1	16.8	0.0	-61.8	-39.7
2007	20,694	2,760	194	34	3,662	10,005	167	956	9,859	48,336

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Manitoba
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centres 100,000+											
Winnipeg	494	414	42	118	33	62	462	323	1,031	917	12.4
Centres 50,000 - 99,999											
Brandon	22	24	6	6	20	27	5	37	53	94	-43.6
Centres 10,000 - 49,999											
Hanover RM	2	18	0	0	0	3	0	0	2	21	-90.5
Portage la Prairie	5	6	2	0	0	0	0	0	7	6	16.7
St. Andrews	3	5	0	0	0	0	0	0	3	5	-40.0
Steinbach	5	9	8	6	0	0	0	0	13	15	-13.3
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Winkler	20	10	0	14	0	0	0	12	20	36	-44.4
Total Manitoba (10,000+)	551	486	58	144	53	92	467	372	1,129	1,094	3.2

Table 2.1a: Starts by Submarket and by Dwelling Type
Manitoba
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Winnipeg	1,858	1,649	208	294	353	382	1,635	2,075	4,054	4,400	-7.9
Centres 50,000 - 99,999											
Brandon	81	70	10	22	94	85	25	111	210	288	-27.1
Centres 10,000 - 49,999											
Hanover RM	22	51	4	2	0	3	0	0	26	56	-53.6
Portage la Prairie	18	16	2	4	10	4	0	0	30	24	25.0
St. Andrews	20	28	2	0	0	0	0	0	22	28	-21.4
Steinbach	17	24	12	18	0	0	0	0	29	42	-31.0
Thompson	1	0	0	0	0	0	0	0	1	0	n/a
Winkler	51	32	10	17	0	0	0	24	61	73	-16.4
Total Manitoba (10,000+)	2,068	1,870	248	357	457	474	1,660	2,210	4,433	4,911	-9.7

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan Fourth Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centres 100,000+											
Regina	187	149	48	28	69	51	95	139	399	367	8.7
Saskatoon	275	227	16	26	70	88	47	297	408	638	-36.1
Centres 10,000 - 49,999											
Estevan	3	10	0	0	0	0	0	0	3	10	-70.0
Lloydminster	6	9	0	0	0	0	0	0	6	9	-33.3
Moose Jaw	15	0	4	0	0	0	18	0	37	0	n/a
North Battleford	9	12	4	0	0	0	0	0	13	12	8.3
Prince Albert	16	16	4	8	0	4	0	22	20	50	-60.0
Swift Current	10	11	12	2	0	12	0	24	22	49	-55.1
Weyburn	0	1	0	0	0	0	14	0	14	1	**
Yorkton	2	3	2	4	0	0	12	0	16	7	128.6
Total Saskatchewan (10,000+)	523	438	90	68	139	155	186	482	938	1,143	-17.9

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - December 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Regina	667	513	174	88	221	149	501	847	1,563	1,597	-2.1
Saskatoon	1,092	1,000	74	92	219	356	524	845	1,909	2,293	-16.7
Centres 10,000 - 49,999											
Estevan	15	18	0	0	16	4	0	0	31	22	40.9
Lloydminster	19	32	0	0	0	9	4	4	23	45	-48.9
Moose Jaw	63	33	10	0	15	0	55	24	143	57	150.9
North Battleford	19	33	10	6	4	3	0	22	33	64	-48.4
Prince Albert	48	56	6	16	8	8	23	50	85	130	-34.6
Swift Current	21	25	14	10	0	18	0	24	35	77	-54.5
Weyburn	3	3	0	2	11	0	14	0	28	5	**
Yorkton	6	13	4	8	6	9	12	12	28	42	-33.3
Total Saskatchewan (10,000+)	1,953	1,726	292	222	500	556	1,133	1,828	3,878	4,332	-10.5

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Alberta
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centres 100,000+											
Calgary	974	1,028	308	260	246	502	819	1,412	2,347	3,202	-26.7
Edmonton	1,258	1,188	544	480	294	380	778	1,503	2,874	3,551	-19.1
Centres 50,000 - 99,999											
Grande Prairie	38	31	16	18	0	0	2	2	56	51	9.8
Lethbridge	140	156	6	8	47	6	4	0	197	170	15.9
Medicine Hat	25	22	6	4	4	0	0	0	35	26	34.6
Red Deer	60	58	6	8	0	18	0	60	66	144	-54.2
Wood Buffalo	71	16	14	4	0	0	24	0	109	20	**
Centres 10,000 - 49,999											
Bonnyville MD	13	14	0	0	0	0	0	0	13	14	-7.1
Brooks	5	13	2	0	0	0	4	0	11	13	-15.4
Camrose	4	9	2	6	0	0	0	0	6	15	-60.0
Canmore	1	2	0	0	0	20	0	16	1	38	-97.4
Clearwater County MD	8	15	0	0	0	0	0	0	8	15	-46.7
Cold Lake	7	5	0	0	0	0	0	0	7	5	40.0
Foothills No 31 MD	19	28	0	0	0	0	0	0	19	28	-32.1
Grande Prairie County No.1	32	52	0	10	0	9	0	0	32	71	-54.9
High River	9	1	6	0	0	0	0	0	15	1	**
Lac Ste.Anne County	24	38	0	0	0	0	0	0	24	38	-36.8
Lacombe	18	6	8	0	8	4	48	64	82	74	10.8
Lacombe County CM	13	12	0	0	0	0	0	0	13	12	8.3
Lloydminster	15	28	0	0	0	0	0	8	15	36	-58.3
Mackenzie No 23 MD	19	15	0	0	20	6	0	0	39	21	85.7
Mountain View County MD	14	17	0	0	0	0	0	0	14	17	-17.6
Okotoks	21	22	2	0	0	0	0	0	23	22	4.5
Red Deer County CM	19	17	0	0	0	8	0	0	19	25	-24.0
Strathmore	0	16	0	6	0	0	0	0	0	22	-100.0
Sylvan Lake	22	20	0	8	0	15	0	3	22	46	-52.2
Wetaskiwin County No 10 CM	10	8	0	0	0	0	0	0	10	8	25.0
Wetaskiwin	3	1	0	0	0	0	0	0	3	1	200.0
Yellowhead County MD	11	5	0	0	0	0	0	0	11	5	120.0
Total Alberta (10,000+)	2,853	2,843	920	812	619	968	1,679	3,068	6,071	7,691	-21.1

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type
Alberta
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Calgary	3,489	4,138	952	1,078	1,103	2,072	3,701	5,745	9,245	13,033	-29.1
Edmonton	4,335	5,683	1,992	2,448	1,286	1,994	2,423	6,925	10,036	17,050	-41.1
Centres 50,000 - 99,999											
Grande Prairie	108	107	34	60	10	0	82	190	234	357	-34.5
Lethbridge	486	567	44	38	112	130	35	98	677	833	-18.7
Medicine Hat	103	146	22	20	7	8	28	16	160	190	-15.8
Red Deer	163	253	22	26	36	57	154	356	375	692	-45.8
Wood Buffalo	91	74	20	30	0	10	24	79	135	193	-30.1
Centres 10,000 - 49,999											
Bonnyville MD	51	63	0	0	0	0	0	0	51	63	-19.0
Brooks	38	44	4	0	0	10	4	20	46	74	-37.8
Camrose	50	47	4	18	47	16	0	4	101	85	18.8
Canmore	5	3	6	4	39	56	56	48	106	111	-4.5
Clearwater County MD	46	73	0	0	0	0	0	0	46	73	-37.0
Cold Lake	25	42	0	2	0	9	0	53	25	106	-76.4
Foothills No 31 MD	93	135	2	12	0	0	0	0	95	147	-35.4
Grande Prairie County No.1	126	245	0	40	8	9	86	0	220	294	-25.2
High River	34	35	8	6	0	22	0	0	42	63	-33.3
Lac Ste.Anne County	88	112	0	0	0	0	0	0	88	112	-21.4
Lacombe	40	46	10	18	12	8	64	64	126	136	-7.4
Lacombe County CM	47	64	0	0	0	0	0	0	47	64	-26.6
Lloydminster	45	99	0	0	0	0	0	8	45	107	-57.9
Mackenzie No 23 MD	86	113	2	8	26	9	0	0	114	130	-12.3
Mountain View County MD	49	55	0	0	0	0	0	0	49	55	-10.9
Okotoks	114	185	12	0	0	16	0	0	126	201	-37.3
Red Deer County CM	61	84	0	0	0	13	0	8	61	105	-41.9
Strathmore	41	59	28	30	0	14	22	5	91	108	-15.7
Sylvan Lake	73	122	22	24	54	55	4	3	153	204	-25.0
Wetaskiwin County No 10 CM	48	44	0	0	0	0	0	0	48	44	9.1
Wetaskiwin	11	12	2	0	13	0	0	0	26	12	116.7
Yellowhead County MD	64	54	0	0	0	0	0	0	64	54	18.5
Total Alberta (10,000+)	10,010	12,704	3,186	3,862	2,753	4,508	6,683	13,622	22,632	34,696	-34.8

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Winnipeg	29	42	4	20	189	92	273	231
Centres 50,000 - 99,999								
Brandon	20	27	0	0	5	12	0	25
Centres 10,000 - 49,999								
Hanover RM	0	3	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Winkler	0	0	0	0	0	0	0	12
Total Manitoba (10,000+)	49	72	4	20	194	104	273	268

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Winnipeg	263	230	90	152	534	578	1,101	1,497
Centres 50,000 - 99,999								
Brandon	87	85	7	0	5	12	20	99
Centres 10,000 - 49,999								
Hanover RM	0	3	0	0	0	0	0	0
Portage la Prairie	4	4	6	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Winkler	0	0	0	0	0	12	0	12
Total Manitoba (10,000+)	354	322	103	152	539	602	1,121	1,608

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan Fourth Quarter 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Regina	69	45	0	6	0	0	95	139
Saskatoon	70	88	0	0	0	156	47	141
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	18	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	4	0	0	0	0	0	22
Swift Current	0	12	0	0	0	0	0	24
Weyburn	0	0	0	0	0	0	14	0
Yorkton	0	0	0	0	12	0	0	0
Total Saskatchewan (10,000+)	139	149	0	6	12	156	174	326

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - December 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Regina	221	143	0	6	66	147	435	700
Saskatoon	147	352	72	4	219	561	305	284
Centres 10,000 - 49,999								
Estevan	16	4	0	0	0	0	0	0
Lloydminster	0	9	0	0	4	0	0	4
Moose Jaw	15	0	0	0	0	24	55	0
North Battleford	4	3	0	0	0	22	0	0
Prince Albert	0	8	8	0	0	28	23	22
Swift Current	0	18	0	0	0	0	0	24
Weyburn	11	0	0	0	0	0	14	0
Yorkton	6	4	0	5	12	12	0	0
Total Saskatchewan (10,000+)	420	541	80	15	301	794	832	1,034

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Calgary	238	490	8	12	819	874	0	538
Edmonton	294	308	0	72	498	946	280	557
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	2	2	0	0
Lethbridge	47	6	0	0	4	0	0	0
Medicine Hat	4	0	0	0	0	0	0	0
Red Deer	0	18	0	0	0	0	0	60
Wood Buffalo	0	0	0	0	24	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	4	0
Camrose	0	0	0	0	0	0	0	0
Canmore	0	20	0	0	0	0	0	16
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	0	9	0	0	0	0	0	0
High River	0	0	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	4	4	4	0	0	0	48	64
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	8	0	0
Mackenzie No 23 MD	20	0	0	6	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	8	0	0	0	0	0	0
Strathmore	0	0	0	0	0	0	0	0
Sylvan Lake	0	15	0	0	0	0	0	3
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	607	878	12	90	1,347	1,830	332	1,238

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Calgary	1,095	2,056	8	16	3,547	4,514	154	1,231
Edmonton	1,171	1,719	115	275	1,445	4,332	978	2,593
Centres 50,000 - 99,999								
Grande Prairie	6	0	4	0	73	184	9	6
Lethbridge	112	130	0	0	35	94	0	4
Medicine Hat	7	4	0	4	28	4	0	12
Red Deer	36	57	0	0	12	0	142	356
Wood Buffalo	0	10	0	0	24	79	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	6	0	4	0	0	4	20
Camrose	28	16	19	0	0	4	0	0
Canmore	39	56	0	0	56	16	0	32
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	4	0	5	0	0	0	53
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	8	9	0	0	8	0	78	0
High River	0	22	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	8	4	4	4	0	0	64	64
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	8	0	0
Mackenzie No 23 MD	26	3	0	6	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	16	0	0	0	0	0	0
Red Deer County CM	0	13	0	0	0	8	0	0
Strathmore	0	14	0	0	16	5	6	0
Sylvan Lake	32	55	22	0	0	0	4	3
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	13	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	2,581	4,194	172	314	5,244	9,248	1,439	4,374

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Manitoba Fourth Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Winnipeg	532	509	222	157	277	251	1,031	917
Centres 50,000 - 99,999								
Brandon	26	28	25	41	2	25	53	94
Centres 10,000 - 49,999								
Hanover RM	2	18	0	3	0	0	2	21
Portage la Prairie	7	6	0	0	0	0	7	6
St. Andrews	3	5	0	0	0	0	3	5
Steinbach	13	15	0	0	0	0	13	15
Thompson	0	0	0	0	0	0	0	0
Winkler	20	24	0	0	0	12	20	36
Total Manitoba (10,000+)	603	605	247	201	279	288	1,129	1,094

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Winnipeg	2,046	1,898	817	851	1,191	1,651	4,054	4,400
Centres 50,000 - 99,999								
Brandon	85	82	96	107	29	99	210	288
Centres 10,000 - 49,999								
Hanover RM	26	53	0	3	0	0	26	56
Portage la Prairie	20	20	4	4	6	0	30	24
St. Andrews	22	28	0	0	0	0	22	28
Steinbach	29	42	0	0	0	0	29	42
Thompson	1	0	0	0	0	0	1	0
Winkler	61	49	0	12	0	12	61	73
Total Manitoba (10,000+)	2,290	2,172	917	977	1,226	1,762	4,433	4,911

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan Fourth Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Regina	257	194	43	26	99	147	399	367
Saskatoon	301	260	60	237	47	141	408	638
Centres 10,000 - 49,999								
Estevan	3	10	0	0	0	0	3	10
Lloydminster	6	9	0	0	0	0	6	9
Moose Jaw	19	0	0	0	18	0	37	0
North Battleford	13	12	0	0	0	0	13	12
Prince Albert	18	28	2	0	0	22	20	50
Swift Current	22	13	0	12	0	24	22	49
Weyburn	0	1	0	0	14	0	14	1
Yorkton	4	7	12	0	0	0	16	7
Total Saskatchewan (10,000+)	643	534	117	275	178	334	938	1,143

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Regina	888	622	209	259	466	716	1,563	1,597
Saskatoon	1,184	1,217	348	788	377	288	1,909	2,293
Centres 10,000 - 49,999								
Estevan	15	18	16	4	0	0	31	22
Lloydminster	23	32	0	9	0	4	23	45
Moose Jaw	73	33	15	24	55	0	143	57
North Battleford	29	39	4	25	0	0	33	64
Prince Albert	52	80	2	28	31	22	85	130
Swift Current	35	35	0	18	0	24	35	77
Weyburn	3	5	11	0	14	0	28	5
Yorkton	10	21	18	16	0	5	28	42
Total Saskatchewan (10,000+)	2,312	2,102	623	1,171	943	1,059	3,878	4,332

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Alberta
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Calgary	1,379	1,414	960	1,237	8	551	2,347	3,202
Edmonton	1,907	1,731	687	1,191	280	629	2,874	3,551
Centres 50,000 - 99,999								
Grande Prairie	56	49	0	0	0	2	56	51
Lethbridge	159	164	38	6	0	0	197	170
Medicine Hat	35	26	0	0	0	0	35	26
Red Deer	66	66	0	18	0	60	66	144
Wood Buffalo	85	20	24	0	0	0	109	20
Centres 10,000 - 49,999								
Bonnyville MD	13	14	0	0	0	0	13	14
Brooks	7	13	0	0	4	0	11	13
Camrose	6	15	0	0	0	0	6	15
Canmore	1	17	0	5	0	16	1	38
Clearwater County MD	8	15	0	0	0	0	8	15
Cold Lake	7	5	0	0	0	0	7	5
Foothills No 31 MD	19	28	0	0	0	0	19	28
Grande Prairie County No.1	32	62	0	9	0	0	32	71
High River	15	1	0	0	0	0	15	1
Lac Ste.Anne County	24	38	0	0	0	0	24	38
Lacombe	30	10	0	0	52	64	82	74
Lacombe County CM	13	12	0	0	0	0	13	12
Lloydminster	13	28	2	8	0	0	15	36
Mackenzie No 23 MD	31	15	8	0	0	6	39	21
Mountain View County MD	14	17	0	0	0	0	14	17
Okotoks	23	22	0	0	0	0	23	22
Red Deer County CM	19	25	0	0	0	0	19	25
Strathmore	0	22	0	0	0	0	0	22
Sylvan Lake	22	43	0	0	0	3	22	46
Wetaskiwin County No 10 CM	10	8	0	0	0	0	10	8
Wetaskiwin	3	1	0	0	0	0	3	1
Yellowhead County MD	11	5	0	0	0	0	11	5
Total Alberta (10,000+)	4,008	3,886	1,719	2,474	344	1,331	6,071	7,691

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market
Alberta
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Calgary	4,789	5,532	4,294	6,253	162	1,248	9,245	13,033
Edmonton	6,715	8,611	2,228	5,569	1,093	2,870	10,036	17,050
Centres 50,000 - 99,999								
Grande Prairie	153	341	68	8	13	8	234	357
Lethbridge	582	671	95	158	0	4	677	833
Medicine Hat	132	166	28	8	0	16	160	190
Red Deer	197	279	36	57	142	356	375	692
Wood Buffalo	111	104	24	89	0	0	135	193
Centres 10,000 - 49,999								
Bonnyville MD	51	63	0	0	0	0	51	63
Brooks	40	50	0	0	6	24	46	74
Camrose	82	81	0	4	19	0	101	85
Canmore	15	20	91	59	0	32	106	111
Clearwater County MD	46	73	0	0	0	0	46	73
Cold Lake	25	48	0	0	0	58	25	106
Foothills No 31 MD	95	147	0	0	0	0	95	147
Grande Prairie County No.1	142	285	0	9	78	0	220	294
High River	42	63	0	0	0	0	42	63
Lac Ste.Anne County	88	112	0	0	0	0	88	112
Lacombe	58	68	0	0	68	68	126	136
Lacombe County CM	47	64	0	0	0	0	47	64
Lloydminster	43	98	2	9	0	0	45	107
Mackenzie No 23 MD	100	124	14	0	0	6	114	130
Mountain View County MD	49	55	0	0	0	0	49	55
Okotoks	126	185	0	16	0	0	126	201
Red Deer County CM	61	92	0	13	0	0	61	105
Strathmore	69	103	16	5	6	0	91	108
Sylvan Lake	127	201	0	0	26	3	153	204
Wetaskiwin County No 10 CM	48	44	0	0	0	0	48	44
Wetaskiwin	26	12	0	0	0	0	26	12
Yellowhead County MD	64	54	0	0	0	0	64	54
Total Alberta (10,000+)	14,123	17,746	6,896	12,257	1,613	4,693	22,632	34,696

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type
Manitoba
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centres 100,000+											
Winnipeg	532	471	54	76	113	165	1,353	551	2,052	1,263	62.5
Centres 50,000 - 99,999											
Brandon	15	36	8	8	36	16	78	32	137	92	48.9
Centres 10,000 - 49,999											
Hanover RM	7	13	4	0	0	0	0	0	11	13	-15.4
Portage la Prairie	8	6	0	0	10	0	0	0	18	6	200.0
St. Andrews	7	12	0	0	0	0	0	0	7	12	-41.7
Steinbach	5	7	2	2	0	0	0	0	7	9	-22.2
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Winkler	11	16	2	6	0	0	0	0	13	22	-40.9
Total Manitoba (10,000+)	585	561	70	92	159	181	1,431	583	2,245	1,417	58.4

Table 3.1a: Completions by Submarket and by Dwelling Type
Manitoba
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Winnipeg	1,784	1,908	296	186	323	391	2,191	1,697	4,594	4,182	9.9
Centres 50,000 - 99,999											
Brandon	63	116	10	18	92	80	139	182	304	396	-23.2
Centres 10,000 - 49,999											
Hanover RM	37	57	4	12	3	0	0	0	44	69	-36.2
Portage la Prairie	17	12	2	2	26	0	0	0	45	14	***
St. Andrews	22	34	2	0	0	0	0	0	24	34	-29.4
Steinbach	18	39	18	10	0	8	0	36	36	93	-61.3
Thompson	0	6	0	0	0	0	0	0	0	6	-100.0
Winkler	43	39	20	15	0	3	108	0	171	57	200.0
Total Manitoba (10,000+)	1,984	2,211	352	243	444	482	2,438	1,915	5,218	4,851	7.6

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Saskatchewan
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centres 100,000+											
Regina	235	256	52	56	67	80	171	313	525	705	-25.5
Saskatoon	294	313	24	44	81	113	339	182	738	652	13.2
Centres 10,000 - 49,999											
Estevan	3	9	0	0	0	0	0	0	3	9	-66.7
Lloydminster	8	11	0	0	0	17	8	0	16	28	-42.9
Moose Jaw	21	5	2	0	0	6	69	0	92	11	**
North Battleford	7	10	4	4	0	0	0	0	11	14	-21.4
Prince Albert	10	12	2	2	0	0	0	179	12	193	-93.8
Swift Current	5	4	2	0	6	0	100	0	113	4	0.0
Weyburn	2	1	0	2	11	0	0	0	13	3	0.0
Yorkton	3	5	2	4	0	5	0	12	5	26	0.0
Total Saskatchewan (10,000+)	588	626	88	112	165	221	687	686	1,528	1,645	0.0

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Regina	712	737	126	162	189	298	769	1,146	1,796	2,343	-23.3
Saskatoon	1,002	1,354	92	180	381	375	1,479	754	2,954	2,663	10.9
Centres 10,000 - 49,999											
Estevan	17	38	0	4	16	8	4	8	37	58	-36.2
Lloydminster	24	42	0	0	0	28	8	79	32	149	-78.5
Moose Jaw	48	55	6	0	0	28	69	54	123	137	-10.2
North Battleford	17	37	8	6	0	5	0	0	25	48	-47.9
Prince Albert	49	67	12	18	12	4	97	179	170	268	-36.6
Swift Current	21	25	4	10	9	4	100	0	134	39	0.0
Weyburn	4	6	0	8	11	6	4	26	19	46	0.0
Yorkton	8	18	4	8	4	5	0	69	16	100	0.0
Total Saskatchewan (10,000+)	1,902	2,379	252	396	622	761	2,530	2,315	5,306	5,851	0.0

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Alberta
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centres 100,000+											
Calgary	921	1,277	326	454	382	829	1,887	1,138	3,516	3,698	-4.9
Edmonton	1,007	1,788	452	758	379	479	1,149	1,205	2,987	4,230	-29.4
Centres 50,000 - 99,999											
Grande Prairie	34	55	12	10	3	0	0	4	49	69	-29.0
Lethbridge	117	125	8	4	30	9	16	8	171	146	17.1
Medicine Hat	26	40	2	10	4	7	0	40	32	97	-67.0
Red Deer	41	69	2	10	18	32	46	234	107	345	-69.0
Wood Buffalo	9	13	0	22	0	0	0	0	9	35	-74.3
Centres 10,000 - 49,999											
Bonnyville MD	14	18	0	0	0	0	0	0	14	18	-22.2
Brooks	8	11	2	0	0	10	0	4	10	25	-60.0
Camrose	12	10	2	6	4	4	0	4	18	24	-25.0
Canmore	1	2	0	0	8	10	0	16	9	28	-67.9
Clearwater County MD	13	15	0	0	0	0	0	0	13	15	-13.3
Cold Lake	11	12	0	0	0	0	0	0	11	12	-8.3
Foothills No 31 MD	19	29	0	4	0	0	0	0	19	33	-42.4
Grande Prairie County No.1	36	58	0	20	4	0	2	0	42	78	-46.2
High River	7	8	4	6	0	0	0	0	11	14	-21.4
Lac Ste.Anne County	20	42	0	0	0	0	0	0	20	42	-52.4
Lacombe	9	11	4	8	0	0	0	0	13	19	-31.6
Lacombe County CM	15	17	0	0	0	0	0	0	15	17	-11.8
Lloydminster	6	34	0	0	0	0	0	0	6	34	-82.4
Mackenzie No 23 MD	27	27	2	2	0	0	0	0	29	29	0.0
Mountain View County MD	15	14	0	0	0	0	0	0	15	14	7.1
Okotoks	28	77	8	0	0	16	0	0	36	93	-61.3
Red Deer County CM	15	24	0	0	0	0	0	0	15	24	-37.5
Strathmore	7	13	6	12	0	7	0	0	13	32	-59.4
Sylvan Lake	17	30	6	6	19	4	0	0	42	40	5.0
Wetaskiwin County No 10 CM	14	8	0	0	0	0	0	0	14	8	75.0
Wetaskiwin	2	4	2	0	13	0	0	0	17	4	**
Yellowhead County MD	20	25	0	0	0	0	0	0	20	25	-20.0
Total Alberta (10,000+)	2,471	3,856	838	1,332	864	1,407	3,100	2,653	7,273	9,248	-21.4

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Calgary	3,640	5,425	1,036	1,450	1,563	2,597	7,000	5,071	13,239	14,543	-9.0
Edmonton	4,872	7,014	2,268	2,672	1,806	1,751	6,177	5,093	15,123	16,530	-8.5
Centres 50,000 - 99,999											
Grande Prairie	106	270	44	36	21	28	237	222	408	556	-26.6
Lethbridge	627	497	42	42	166	75	72	10	907	624	45.4
Medicine Hat	137	184	20	20	11	7	20	40	188	251	-25.1
Red Deer	173	362	20	30	36	125	190	245	419	762	-45.0
Wood Buffalo	34	204	18	72	10	30	82	315	144	621	-76.8
Centres 10,000 - 49,999											
Bonnyville MD	52	78	0	0	0	0	0	0	52	78	-33.3
Brooks	44	48	2	0	0	10	0	24	46	82	-43.9
Camrose	54	50	8	22	28	31	0	4	90	107	-15.9
Canmore	5	7	6	10	65	37	24	89	100	143	-30.1
Clearwater County MD	62	67	0	0	0	0	0	0	62	67	-7.5
Cold Lake	29	61	0	8	4	77	0	244	33	390	-91.5
Foothills No 31 MD	104	137	2	14	0	0	0	0	106	151	-29.8
Grande Prairie County No.1	142	273	10	40	21	0	4	0	177	313	-43.5
High River	26	42	4	6	22	44	0	0	52	92	-43.5
Lac Ste.Anne County	94	87	0	0	0	0	0	0	94	87	8.0
Lacombe	39	51	6	20	8	10	64	0	117	81	44.4
Lacombe County CM	49	79	0	4	0	0	0	0	49	83	-41.0
Lloydminster	60	134	0	0	0	32	0	0	60	166	-63.9
Mackenzie No 23 MD	79	121	4	10	9	35	0	0	92	166	-44.6
Mountain View County MD	58	50	0	0	0	0	0	0	58	50	16.0
Okotoks	125	233	10	0	0	16	0	21	135	270	-50.0
Red Deer County CM	63	88	0	0	13	0	8	0	84	88	-4.5
Strathmore	55	58	32	40	0	15	6	5	93	118	-21.2
Sylvan Lake	82	129	26	18	79	61	7	8	194	216	-10.2
Wetaskiwin County No 10 CM	52	46	0	0	0	0	0	0	52	46	13.0
Wetaskiwin	9	15	2	0	13	0	0	0	24	15	60.0
Yellowhead County MD	59	68	0	0	0	0	0	0	59	68	-13.2
Total Alberta (10,000+)	10,931	15,878	3,560	4,514	3,875	4,981	13,891	11,391	32,257	36,764	-12.3

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Winnipeg	69	123	44	42	427	348	926	203
Centres 50,000 - 99,999								
Brandon	28	16	8	0	56	0	22	32
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	4	0	6	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Winkler	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	101	139	58	42	483	348	948	235

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Winnipeg	180	287	143	104	736	979	1,455	718
Centres 50,000 - 99,999								
Brandon	77	62	15	18	56	0	83	182
Centres 10,000 - 49,999								
Hanover RM	3	0	0	0	0	0	0	0
Portage la Prairie	20	0	6	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	8	0	24	0	12
Thompson	0	0	0	0	0	0	0	0
Winkler	0	3	0	0	108	0	0	0
Total Manitoba (10,000+)	280	352	164	130	900	1,003	1,538	912

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Regina	67	80	0	0	125	94	46	219
Saskatoon	81	109	0	4	138	125	201	57
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	13	0	4	4	0	4	0
Moose Jaw	0	6	0	0	24	0	45	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	179	0	0
Swift Current	6	0	0	0	76	0	24	0
Weyburn	0	0	11	0	0	0	0	0
Yorkton	0	0	0	5	0	12	0	0
Total Saskatchewan (10,000+)	154	208	11	13	367	410	320	276

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Regina	183	298	6	0	249	432	520	714
Saskatoon	369	355	12	20	758	385	721	369
Centres 10,000 - 49,999								
Estevan	16	8	0	0	4	8	0	0
Lloydminster	0	24	0	4	4	0	4	79
Moose Jaw	0	12	0	16	24	12	45	42
North Battleford	0	5	0	0	0	0	0	0
Prince Albert	4	4	8	0	52	179	45	0
Swift Current	9	4	0	0	76	0	24	0
Weyburn	0	6	11	0	0	16	4	10
Yorkton	4	0	0	5	0	57	0	12
Total Saskatchewan (10,000+)	585	716	37	45	1,167	1,089	1,363	1,226

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Calgary	366	817	16	12	1,372	1,084	515	54
Edmonton	281	437	98	42	664	649	485	556
Centres 50,000 - 99,999								
Grande Prairie	0	0	3	0	0	4	0	0
Lethbridge	30	9	0	0	16	8	0	0
Medicine Hat	4	3	0	4	0	0	0	40
Red Deer	15	32	3	0	9	0	37	234
Wood Buffalo	0	0	0	0	0	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	6	0	4	0	0	0	4
Camrose	0	4	4	0	0	0	0	4
Canmore	8	10	0	0	0	16	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	4	0	0	0	2	0	0	0
High River	0	0	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	0	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	16	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	0	7	0	0	0	0	0	0
Sylvan Lake	19	4	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	13	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	740	1,345	124	62	2,063	1,761	1,037	892

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Calgary	1,499	2,581	64	16	4,563	4,237	2,437	834
Edmonton	1,335	1,620	471	131	2,819	2,562	3,358	2,531
Centres 50,000 - 99,999								
Grande Prairie	0	11	21	17	16	66	221	156
Lethbridge	150	75	16	0	29	10	43	0
Medicine Hat	7	3	4	4	16	0	4	40
Red Deer	30	125	6	0	9	0	181	245
Wood Buffalo	10	25	0	5	0	163	82	152
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	6	0	4	0	16	0	8
Camrose	12	12	16	19	0	0	0	4
Canmore	65	37	0	0	8	89	16	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	4	4	0	73	0	18	0	226
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	21	0	0	0	4	0	0	0
High River	22	44	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	4	0	4	10	0	0	64	0
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	32	0	0	0	0	0	0
Mackenzie No 23 MD	3	28	6	7	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	16	0	0	0	21	0	0
Red Deer County CM	13	0	0	0	8	0	0	0
Strathmore	0	15	0	0	0	5	6	0
Sylvan Lake	45	61	34	0	0	8	7	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	13	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	3,233	4,695	642	286	7,472	7,195	6,419	4,196

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Manitoba Fourth Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Winnipeg	574	539	507	479	971	245	2,052	1,263
Centres 50,000 - 99,999								
Brandon	15	40	92	20	30	32	137	92
Centres 10,000 - 49,999								
Hanover RM	11	13	0	0	0	0	11	13
Portage la Prairie	8	6	4	0	6	0	18	6
St. Andrews	7	12	0	0	0	0	7	12
Steinbach	7	9	0	0	0	0	7	9
Thompson	0	0	0	0	0	0	0	0
Winkler	13	22	0	0	0	0	13	22
Total Manitoba (10,000+)	635	641	603	499	1,007	277	2,245	1,417

Table 3.5a: Completions by Submarket and by Intended Market Manitoba January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Winnipeg	2,012	2,080	974	1,273	1,608	829	4,594	4,182
Centres 50,000 - 99,999								
Brandon	63	122	141	72	100	202	304	396
Centres 10,000 - 49,999								
Hanover RM	41	69	3	0	0	0	44	69
Portage la Prairie	19	14	20	0	6	0	45	14
St. Andrews	24	34	0	0	0	0	24	34
Steinbach	36	49	0	24	0	20	36	93
Thompson	0	6	0	0	0	0	0	6
Winkler	63	54	108	3	0	0	171	57
Total Manitoba (10,000+)	2,258	2,428	1,246	1,372	1,714	1,051	5,218	4,851

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan Fourth Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Regina	295	341	176	132	54	232	525	705
Saskatoon	312	356	225	228	201	68	738	652
Centres 10,000 - 49,999								
Estevan	3	9	0	0	0	0	3	9
Lloydminster	12	11	0	13	4	4	16	28
Moose Jaw	23	5	24	6	45	0	92	11
North Battleford	11	14	0	0	0	0	11	14
Prince Albert	12	14	0	179	0	0	12	193
Swift Current	7	4	82	0	24	0	113	4
Weyburn	2	3	0	0	11	0	13	3
Yorkton	5	9	0	12	0	5	5	26
Total Saskatchewan (10,000+)	682	766	507	570	339	309	1,528	1,645

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Regina	871	940	378	634	547	769	1,796	2,343
Saskatoon	1,145	1,530	1,076	730	733	403	2,954	2,663
Centres 10,000 - 49,999								
Estevan	17	42	20	16	0	0	37	58
Lloydminster	28	42	0	24	4	83	32	149
Moose Jaw	54	55	24	24	45	58	123	137
North Battleford	25	43	0	5	0	0	25	48
Prince Albert	65	82	52	186	53	0	170	268
Swift Current	25	35	85	4	24	0	134	39
Weyburn	4	14	0	22	15	10	19	46
Yorkton	12	26	4	57	0	17	16	100
Total Saskatchewan (10,000+)	2,246	2,809	1,639	1,702	1,421	1,340	5,306	5,851

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Alberta
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centres 100,000+								
Calgary	1,320	1,824	1,665	1,807	531	67	3,516	3,698
Edmonton	1,527	2,713	877	919	583	598	2,987	4,230
Centres 50,000 - 99,999								
Grande Prairie	46	67	0	0	3	2	49	69
Lethbridge	128	129	43	17	0	0	171	146
Medicine Hat	28	50	4	3	0	44	32	97
Red Deer	43	79	24	32	40	234	107	345
Wood Buffalo	9	35	0	0	0	0	9	35
Centres 10,000 - 49,999								
Bonnyville MD	14	18	0	0	0	0	14	18
Brooks	8	17	0	0	2	8	10	25
Camrose	14	20	0	0	4	4	18	24
Canmore	1	2	8	26	0	0	9	28
Clearwater County MD	13	15	0	0	0	0	13	15
Cold Lake	11	12	0	0	0	0	11	12
Foothills No 31 MD	19	33	0	0	0	0	19	33
Grande Prairie County No.1	42	78	0	0	0	0	42	78
High River	11	14	0	0	0	0	11	14
Lac Ste.Anne County	20	42	0	0	0	0	20	42
Lacombe	13	19	0	0	0	0	13	19
Lacombe County CM	15	17	0	0	0	0	15	17
Lloydminster	6	33	0	1	0	0	6	34
Mackenzie No 23 MD	29	29	0	0	0	0	29	29
Mountain View County MD	15	14	0	0	0	0	15	14
Okotoks	36	77	0	16	0	0	36	93
Red Deer County CM	15	24	0	0	0	0	15	24
Strathmore	13	25	0	7	0	0	13	32
Sylvan Lake	42	40	0	0	0	0	42	40
Wetaskiwin County No 10 CM	14	8	0	0	0	0	14	8
Wetaskiwin	17	4	0	0	0	0	17	4
Yellowhead County MD	20	25	0	0	0	0	20	25
Total Alberta (10,000+)	3,489	5,463	2,621	2,828	1,163	957	7,273	9,248

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market
Alberta
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Calgary	4,926	7,023	5,809	6,669	2,504	851	13,239	14,543
Edmonton	7,464	10,108	3,828	3,756	3,831	2,666	15,123	16,530
Centres 50,000 - 99,999								
Grande Prairie	166	373	0	8	242	175	408	556
Lethbridge	700	543	148	81	59	0	907	624
Medicine Hat	155	202	25	5	8	44	188	251
Red Deer	191	412	39	105	189	245	419	762
Wood Buffalo	52	284	10	180	82	157	144	621
Centres 10,000 - 49,999								
Bonnyville MD	52	78	0	0	0	0	52	78
Brooks	44	54	0	16	2	12	46	82
Camrose	74	84	0	0	16	23	90	107
Canmore	20	17	64	126	16	0	100	143
Clearwater County MD	62	67	0	0	0	0	62	67
Cold Lake	33	73	0	18	0	299	33	390
Foothills No 31 MD	106	151	0	0	0	0	106	151
Grande Prairie County No.1	168	313	9	0	0	0	177	313
High River	52	48	0	44	0	0	52	92
Lac Ste.Anne County	94	87	0	0	0	0	94	87
Lacombe	49	71	0	0	68	10	117	81
Lacombe County CM	49	83	0	0	0	0	49	83
Lloydminster	60	130	0	36	0	0	60	166
Mackenzie No 23 MD	86	135	0	24	6	7	92	166
Mountain View County MD	58	50	0	0	0	0	58	50
Okotoks	135	233	0	37	0	0	135	270
Red Deer County CM	71	88	13	0	0	0	84	88
Strathmore	87	106	0	12	6	0	93	118
Sylvan Lake	153	178	0	38	41	0	194	216
Wetaskiwin County No 10 CM	52	46	0	0	0	0	52	46
Wetaskiwin	24	15	0	0	0	0	24	15
Yellowhead County MD	59	68	0	0	0	0	59	68
Total Alberta (10,000+)	15,242	21,120	9,945	11,155	7,070	4,489	32,257	36,764

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brandon[1]													
Q4 2016	3	16.7	6	33.3	6	33.3	1	5.6	2	11.1	18	349,950	343,567
Q4 2015	5	18.5	2	7.4	12	44.4	4	14.8	4	14.8	27	380,000	374,430
Year-to-date 2016	6	8.6	17	24.3	20	28.6	11	15.7	16	22.9	70	389,900	392,521
Year-to-date 2015	11	9.6	19	16.7	36	31.6	23	20.2	25	21.9	114	380,000	394,025
Winnipeg CMA													
Q4 2016	39	9.5	47	11.4	135	32.8	87	21.1	104	25.2	412	397,012	420,995
Q4 2015	29	8.0	41	11.3	101	27.9	75	20.7	116	32.0	362	400,000	454,387
Year-to-date 2016	150	9.6	181	11.6	501	32.1	298	19.1	429	27.5	1,559	399,600	428,373
Year-to-date 2015	140	8.6	211	13.0	382	23.5	281	17.3	611	37.6	1,625	409,158	444,422
Total Urban Centres in Manitoba (50,000+)													
Q4 2016	42	9.8	53	12.3	141	32.8	88	20.5	106	24.7	430	392,470	417,754
Q4 2015	34	8.7	43	11.1	113	29.0	79	20.3	120	30.8	389	400,000	448,838
Year-to-date 2016	156	9.6	198	12.2	521	32.0	309	19.0	445	27.3	1,629	398,500	426,832
Year-to-date 2015	151	8.7	230	13.2	418	24.0	304	17.5	636	36.6	1,739	402,000	441,118

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q4 2016	30	15.2	29	14.6	34	17.2	36	18.2	69	34.8	198	459,000	495,170
Q4 2015	8	4.1	29	14.7	37	18.8	30	15.2	93	47.2	197	489,900	551,935
Year-to-date 2016	84	11.9	127	18.1	122	17.4	111	15.8	259	36.8	703	455,300	518,752
Year-to-date 2015	39	5.5	116	16.3	129	18.2	116	16.3	310	43.7	710	475,060	529,798
Saskatoon CMA													
Q4 2016	52	19.3	65	24.1	51	18.9	35	13.0	67	24.8	270	418,000	476,792
Q4 2015	66	19.1	101	29.2	62	17.9	53	15.3	64	18.5	346	410,950	445,269
Year-to-date 2016	213	20.1	227	21.4	230	21.7	136	12.8	255	24.0	1,061	420,000	460,614
Year-to-date 2015	228	17.8	336	26.2	242	18.9	187	14.6	288	22.5	1,281	424,900	451,660
Total Urban Centres in Saskatchewan (50,000+)													
Q4 2016	82	17.5	94	20.1	85	18.2	71	15.2	136	29.1	468	430,665	484,567
Q4 2015	74	13.6	130	23.9	99	18.2	83	15.3	157	28.9	543	439,900	483,967
Year-to-date 2016	297	16.8	354	20.1	352	20.0	247	14.0	514	29.1	1,764	431,464	483,783
Year-to-date 2015	267	13.4	452	22.7	371	18.6	303	15.2	598	30.0	1,991	439,900	479,524

Source: CMHC (Market Absorption Survey)
[1]This centre is new to our survey as of 2013

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Grande Prairie													
Q4 2016	9	29.0	7	22.6	4	12.9	5	16.1	6	19.4	31	395,000	416,097
Q4 2015	3	5.5	13	23.6	13	23.6	13	23.6	13	23.6	55	444,900	459,225
Year-to-date 2016	12	8.7	41	29.7	38	27.5	21	15.2	26	18.8	138	428,350	443,255
Year-to-date 2015	13	5.9	58	26.4	56	25.5	43	19.5	50	22.7	220	433,900	445,156
Lethbridge													
Q4 2016	34	28.1	40	33.1	15	12.4	7	5.8	25	20.7	121	379,900	432,091
Q4 2015	44	40.7	19	17.6	15	13.9	13	12.0	17	15.7	108	378,900	402,152
Year-to-date 2016	164	29.0	174	30.8	87	15.4	57	10.1	83	14.7	565	379,900	417,320
Year-to-date 2015	167	35.1	92	19.3	79	16.6	53	11.1	85	17.9	476	389,600	415,606
Medicine Hat													
Q4 2016	4	12.1	6	18.2	6	18.2	7	21.2	10	30.3	33	450,000	456,945
Q4 2015	11	27.5	2	5.0	9	22.5	4	10.0	14	35.0	40	422,500	467,425
Year-to-date 2016	23	14.9	18	11.7	28	18.2	25	16.2	60	39.0	154	457,250	487,801
Year-to-date 2015	39	22.8	34	19.9	45	26.3	14	8.2	39	22.8	171	410,000	436,910
Red Deer													
Q4 2016	2	4.3	5	10.9	7	15.2	10	21.7	22	47.8	46	486,000	567,496
Q4 2015	6	8.7	12	17.4	3	4.3	11	15.9	37	53.6	69	523,300	550,746
Year-to-date 2016	21	11.1	20	10.6	23	12.2	27	14.3	98	51.9	189	509,592	552,338
Year-to-date 2015	29	8.3	46	13.2	27	7.8	56	16.1	190	54.6	348	521,985	559,843
Wood Buffalo													
Q4 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	800,000	814,155
Q4 2015	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	775,400	787,023
Year-to-date 2016	1	2.5	0	0.0	0	0.0	0	0.0	39	97.5	40	789,900	787,243
Year-to-date 2015	0	0.0	0	0.0	1	0.5	2	1.1	181	98.4	184	849,900	839,945
Calgary CMA													
Q4 2016	20	2.2	87	9.8	134	15.0	137	15.4	514	57.6	892	535,700	680,923
Q4 2015	2	0.2	21	1.7	120	9.7	121	9.8	976	78.7	1,240	608,261	753,975
Year-to-date 2016	59	1.6	187	5.2	477	13.2	500	13.8	2,388	66.1	3,611	551,777	701,016
Year-to-date 2015	26	0.5	90	1.7	348	6.4	367	6.8	4,590	84.7	5,421	656,367	760,893
Edmonton CMA													
Q4 2016	59	5.8	135	13.4	130	12.9	147	14.6	539	53.4	1,010	513,244	552,072
Q4 2015	47	2.9	165	10.3	203	12.7	266	16.7	914	57.3	1,595	528,900	593,683
Year-to-date 2016	233	4.8	553	11.4	601	12.4	787	16.2	2,678	55.2	4,852	519,850	577,393
Year-to-date 2015	226	3.4	615	9.4	750	11.4	954	14.5	4,022	61.2	6,567	537,118	603,426
Total Urban Centres in Alberta (50,000+)													
Q4 2016	128	6.0	280	13.1	296	13.8	313	14.6	1,125	52.5	2,142	512,000	596,951
Q4 2015	113	3.6	232	7.4	363	11.6	428	13.7	1,995	63.7	3,131	549,900	647,119
Year-to-date 2016	513	5.4	993	10.4	1,254	13.1	1,417	14.8	5,372	56.3	9,549	524,000	611,670
Year-to-date 2015	500	3.7	935	7.0	1,306	9.8	1,489	11.1	9,157	68.4	13,387	570,540	657,903

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Manitoba

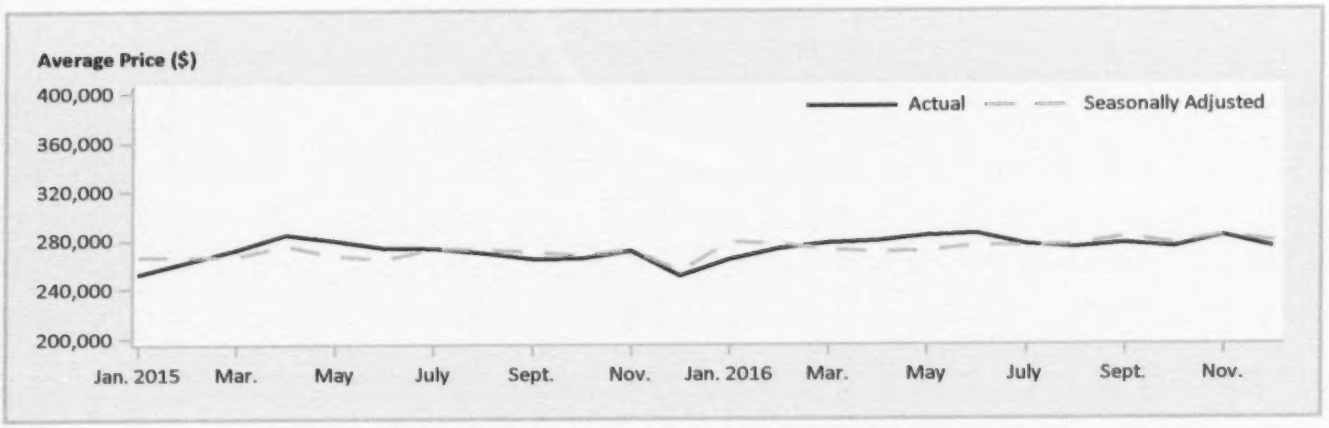


Figure 5.2a: MLS® Residential Sales for Manitoba

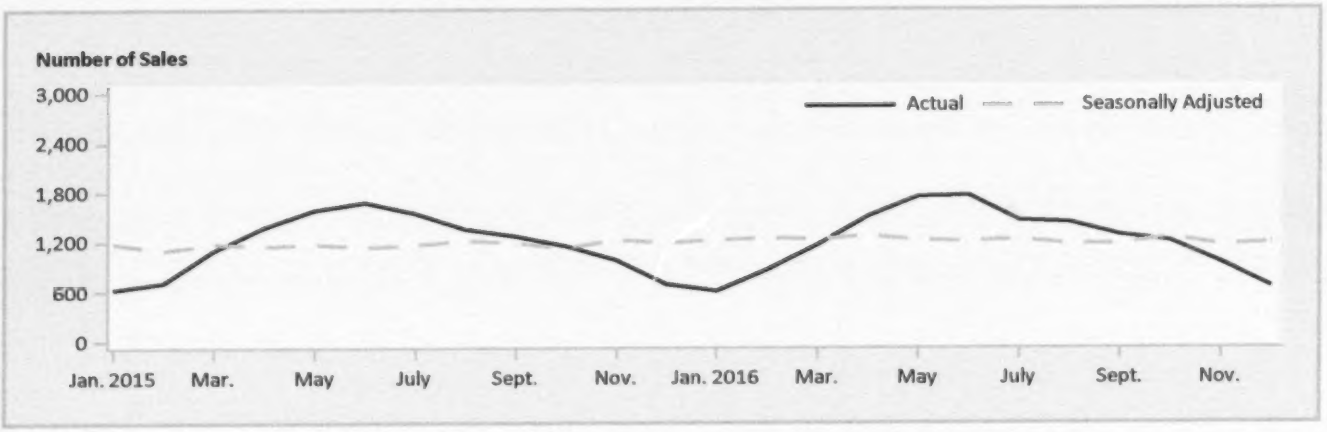
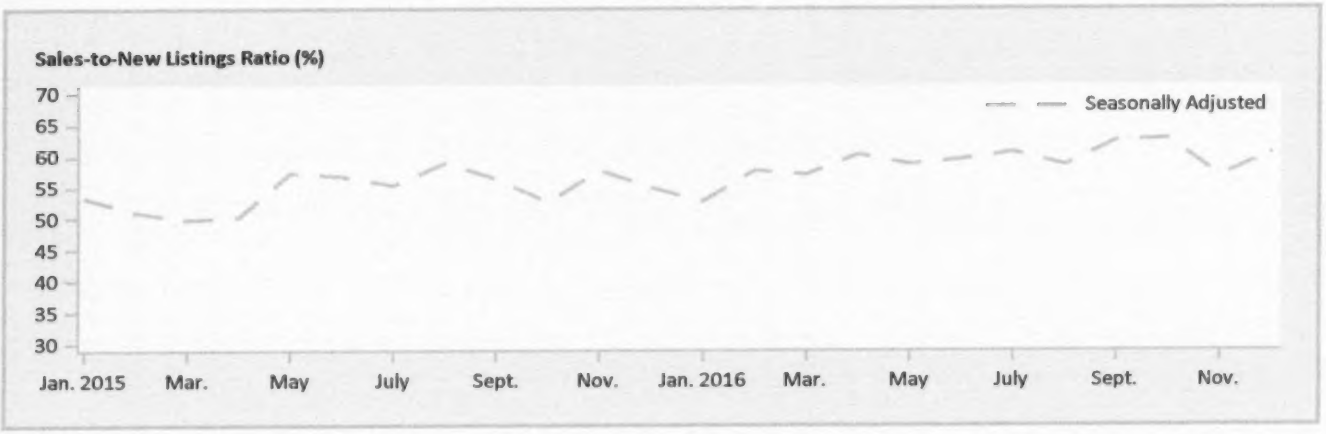


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Manitoba



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Saskatchewan

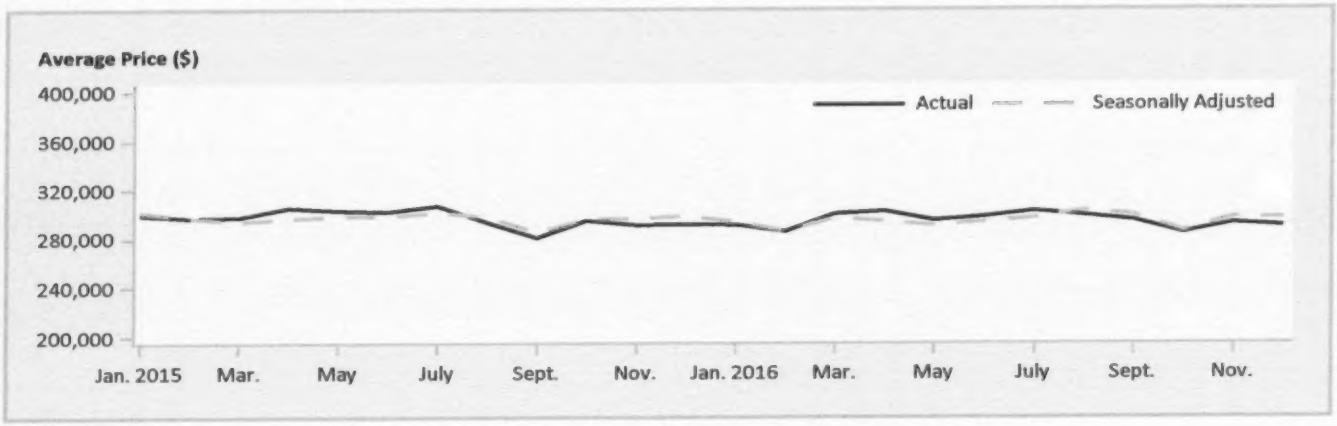


Figure 5.2b: MLS® Residential Sales for Saskatchewan

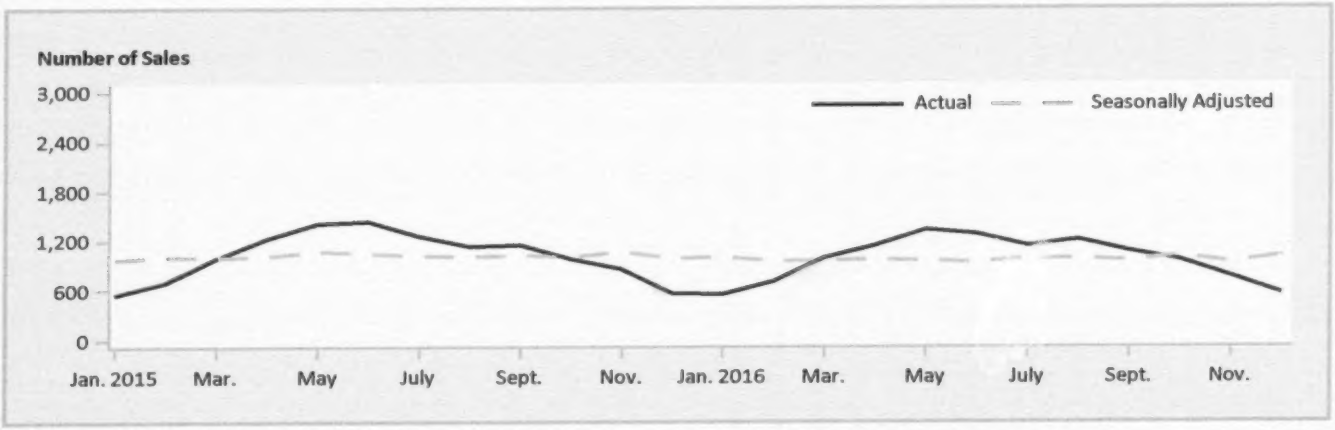
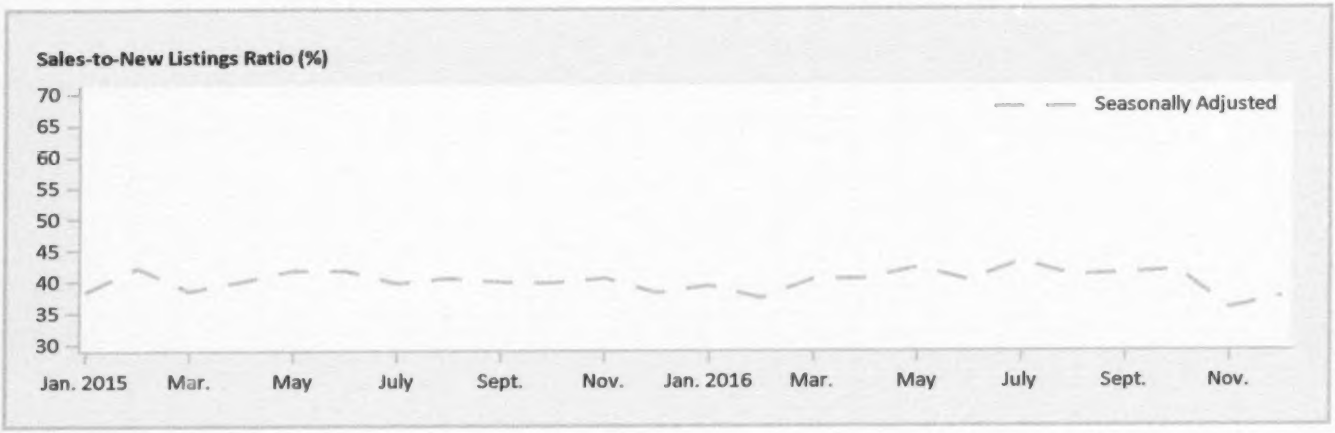


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Saskatchewan



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Source: CREA / Haver Analytics

Figure 5.1c: MLS® Residential Average Price for Alberta

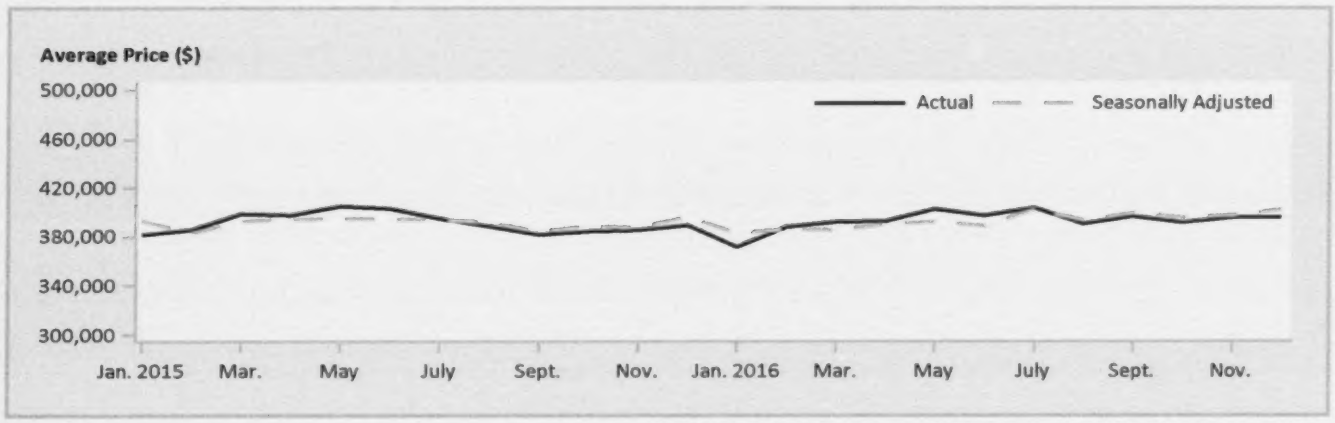


Figure 5.2c: MLS® Residential Sales for Alberta

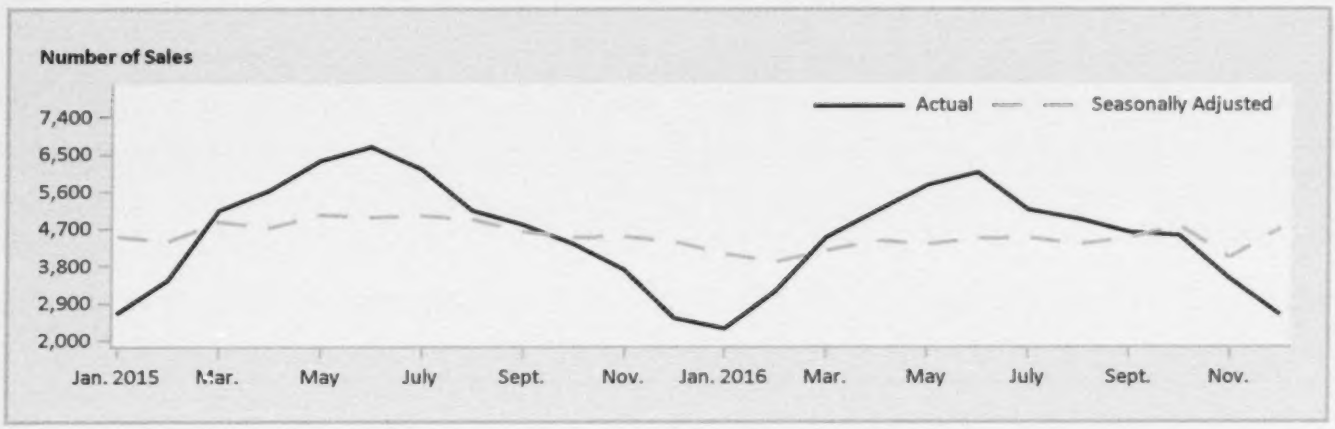
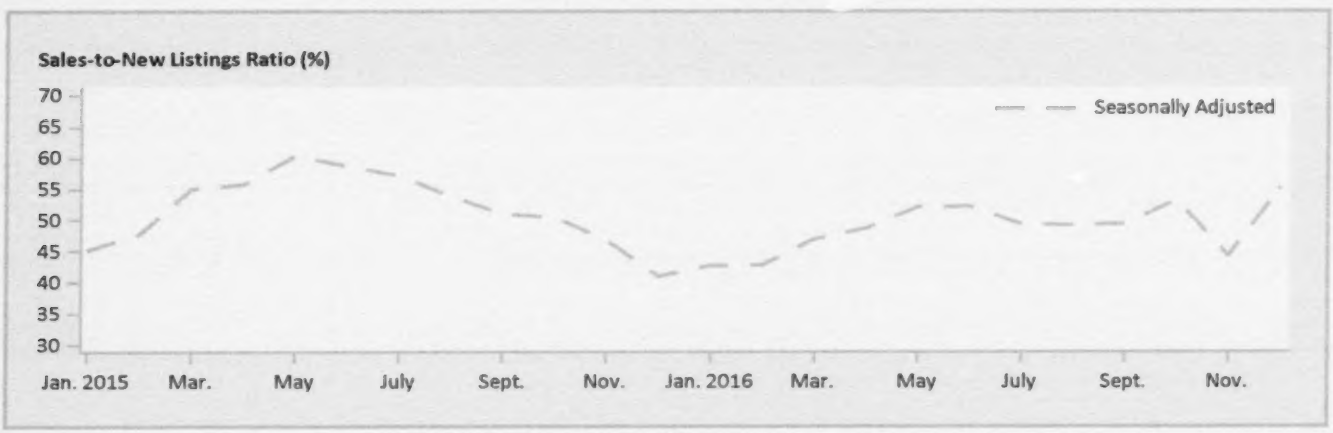


Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for Alberta



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Source: CREA / Haver Analytics

Table 6a: Level of Economic Indicators for Manitoba Fourth Quarter 2016

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2015	January - March	568	3.0	4.8	636.6	5.6	992	74.5	826	4,105,446	79.20
	April - June	561	2.9	4.6	636.2	5.5	2,716	75.4	832	4,432,404	81.10
	July - September	561	2.9	4.6	635.4	5.5	3,266	60.9	853	4,304,606	75.79
	October - December	561	3.1	4.6	637.0	5.8	3,730	48.4	856	4,313,349	74.50
2016	January - March	561	3.1	4.6	631.9	6.0	3,833	51.6	859	4,181,181	74.03
	April - June	561	3.1	4.6	635.1	6.0	4,622	66.1	854	4,475,258	77.77
	July - September	565	3.1	4.7	634.0	6.2	3,657	63.7	859	4,270,533	76.36
	October - December	561	3.1	4.6	632.5	6.3		72.2	856		74.50

Table 6.1a: Growth[1] of Economic Indicators for Manitoba Fourth Quarter 2016

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2015	January - March	-3.8	-0.2	-0.4	2.1	0.2	-49.2	-26.5	3.0	-0.3	-12.2
	April - June	-1.5	-0.3	-0.2	2.1	0.1	-15.2	-22.9	2.7	-2.3	-12.2
	July - September	-1.5	-0.3	-0.2	1.3	0.1	18.6	-45.7	4.1	-3.6	-16.7
	October - December	-1.5	-0.1	-0.2	0.5	0.6	86.0	-47.3	4.1	0.4	-14.8
2016	January - March	-1.2	0.2	-0.1	-0.7	0.4	**	-30.7	4.0	1.8	-6.5
	April - June	0.0	0.3	0.0	-0.2	0.5	70.2	-12.4	2.6	1.0	-4.1
	July - September	0.7	0.3	0.1	-0.2	0.6	12.0	4.7	0.7	-0.8	0.7
	October - December	0.0	0.1	0.0	-0.7	0.5		49.3	0.0		0.0

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Saskatchewan Fourth Quarter 2016

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2015	January - March	568	3.0	4.8	569.0	4.7	137	74.5	965	3,848,064	79.20
	April - June	561	2.9	4.6	575.8	4.7	1,209	75.4	971	3,642,693	81.10
	July - September	561	2.9	4.6	572.9	5.1	3,320	60.9	970	3,388,155	75.79
	October - December	561	3.1	4.6	577.2	5.5	2,371	48.4	976	3,217,721	74.50
2016	January - March	561	3.1	4.6	569.0	5.9	2,762	51.6	996	3,667,407	74.03
	April - June	561	3.1	4.6	568.5	6.1	3,524	66.1	992	3,586,311	77.77
	July - September	565	3.1	4.7	569.2	6.5	2,924	63.7	1,002	3,467,783	76.36
	October - December	561	3.1	4.6	568.1	6.8		72.2	1,010		74.50

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan Fourth Quarter 2016

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2015	January - March	-3.8	-0.2	-0.4	0.4	0.4	-94.6	-26.5	3.5	-7.2	-12.2
	April - June	-1.5	-0.3	-0.2	1.2	1.0	-50.6	-22.9	2.4	-13.9	-12.2
	July - September	-1.5	-0.3	-0.2	0.1	1.4	64.7	-45.7	0.3	-12.4	-16.7
	October - December	-1.5	-0.1	-0.2	0.5	1.9	73.7	-47.3	2.8	-11.0	-14.8
2016	January - March	-1.2	0.2	-0.1	0.0	1.2	**	-30.7	3.2	-4.7	-6.5
	April - June	0.0	0.3	0.0	-1.3	1.4	191.5	-12.4	2.2	-1.5	-4.1
	July - September	0.7	0.3	0.1	-0.6	1.4	-11.9	4.7	3.2	2.4	0.7
	October - December	0.0	0.1	0.0	-1.6	1.2		49.3	3.4		0.0

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Alberta
Fourth Quarter 2016

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2015	January - March	568	3.0	4.8	2,303.9	5.2	7,356	74.5	1,089	17,394,174	79.20
	April - June	561	2.9	4.6	2,306.5	5.8	9,693	75.4	1,104	17,188,707	81.10
	July - September	561	2.9	4.6	2,304.3	6.3	12,331	60.9	1,115	17,641,025	75.79
	October - December	561	3.1	4.6	2,291.8	6.8	7,239	48.4	1,110	16,259,546	74.50
2016	January - March	561	3.1	4.6	2,283.3	7.4	10,292	51.6	1,117	14,377,286	74.03
	April - June	561	3.1	4.6	2,258.9	7.6	10,302	66.1	1,112	15,398,978	77.77
	July - September	565	3.1	4.7	2,254.4	8.5	6,594	63.7	1,108	16,332,073	76.36
	October - December	561	3.1	4.6	2,267.0	8.7		72.2	1,108		74.50

Table 6.1c: Growth[1] of Economic Indicators for Alberta
Fourth Quarter 2016

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2015	January - March	-3.8	-0.2	-0.4	2.2	0.5	-61.1	-26.5	1.6	-11.1	-12.2
	April - June	-1.5	-0.3	-0.2	1.6	0.9	-57.8	-22.9	2.3	-11.8	-12.2
	July - September	-1.5	-0.3	-0.2	1.3	1.5	-22.6	-45.7	2.0	-14.5	-16.7
	October - December	-1.5	-0.1	-0.2	-0.2	2.3	35.2	-47.3	2.5	-18.3	-14.8
2016	January - March	-1.2	0.2	-0.1	-0.9	2.2	39.9	-30.7	2.6	-17.3	-6.5
	April - June	0.0	0.3	0.0	-2.1	1.9	6.3	-12.4	0.8	-10.4	-4.1
	July - September	0.7	0.3	0.1	-2.2	2.2	-46.5	4.7	-0.7	-7.4	0.7
	October - December	0.0	0.1	0.0	-1.1	1.8		49.3	-0.2		0.0

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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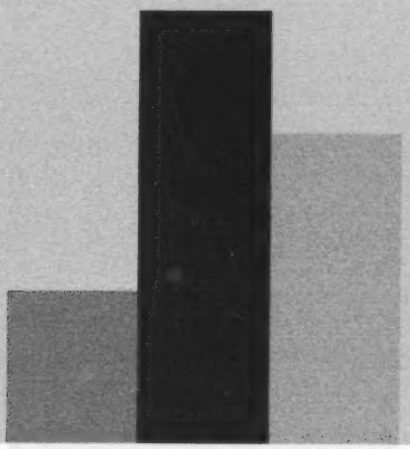

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- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

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